

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	15 April 2026
LOCATION:	44 York Close Southwater West Sussex RH13 9XJ
SUBJECT:	DC/26/0419 Erection of a single storey rear extension and conversion of garage into habitable living space.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal seeks to extend and convert the existing garage to habitable living space.

The existing garage in its current format is substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore, this existing garage space does not count toward the overall parking provision. Currently there is frontage parking at the property for 1 vehicle, and this same provision is proposed to be retained to serve the dwelling and garage conversion.

The plans are not clear on whether the proposed additional floor space provides an additional bedroom for the property, it is also unclear on the current number of existing bedrooms. The required amount of parking for a dwelling is calculated based upon the number of bedrooms within a property. It is considered however that the addition of an additional room of this scale proposed would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking within the site. Parking sufficient to serve a minimum of a single parking space is available on frontage hard standing. There is also the possibility for on-street parking to accommodate for any overspill generated by the proposal as this appears an existing practise.

The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 116), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services